Salisbury Municipal Plan

Prepared for the

Village of Salisbury, N. B.

by

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Province of New Brunswick

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April, 1982

SALISBURY MUNICIPAL PLAN

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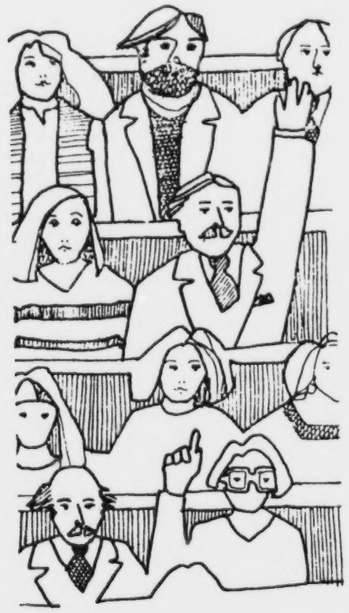


SALISBURY MUNICIPAL PLAN

1.1 Purpose of the Plan

The purpose of the Municipal Plan is to outline the longterm policies of Council dealing with the future community growth and land use in the Village of Salisbury. By preparing such a plan, the community has an opportunity to look at its resources, its problems and its potentials. Decisions are then made at the local level on what they wish their community to become and how common goals can be achieved.

The Municipal Plan also provides the basis and policies necessary for:

(1) Council to evaluate land applications and building proposals in an informed and consistent manner;

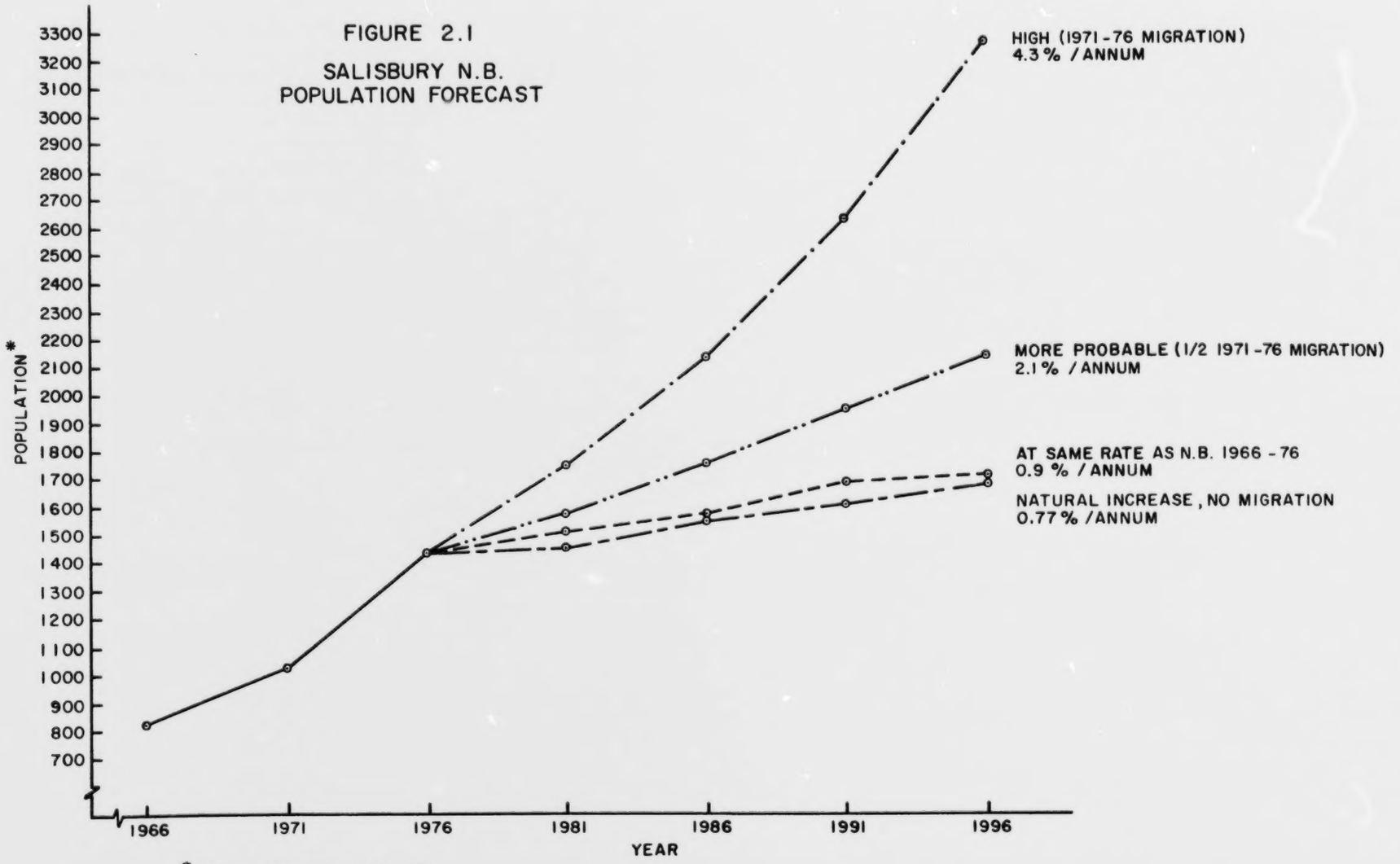
(2) Council to determine the rate, type and location of future community growth and redevelopment;

(3) Council to determine the location and timing of new roads, services, public buildings and other services;

(4) Council to adopt, a zoning and other planning related by-laws

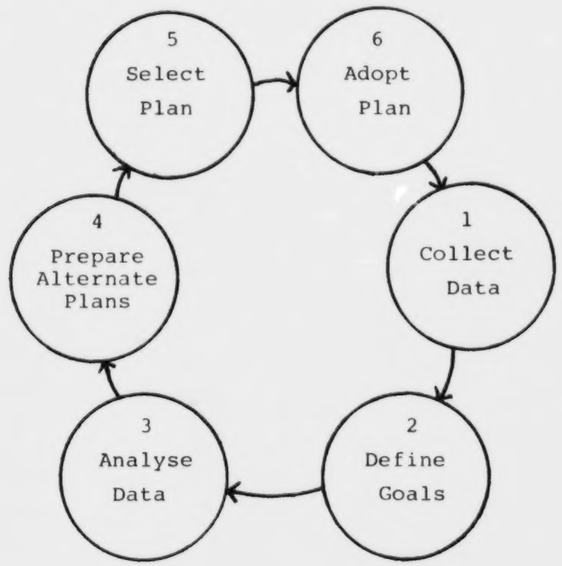
FIGURE 2.1

SALISBURY N.B.
POPULATION FORECAST



* ACTUAL POPULATION 1966 - 1976
PROJECTED POPULATION TO 1996

SALISBURY MUNICIPAL PLAN



2.1 Planning Process

This Municipal Plan was completed with the assistance of the Planning Advisory Committee. The Village Council, upon a recommendation of the Planning Advisory Committee, approved the plan subject to public scrutiny.

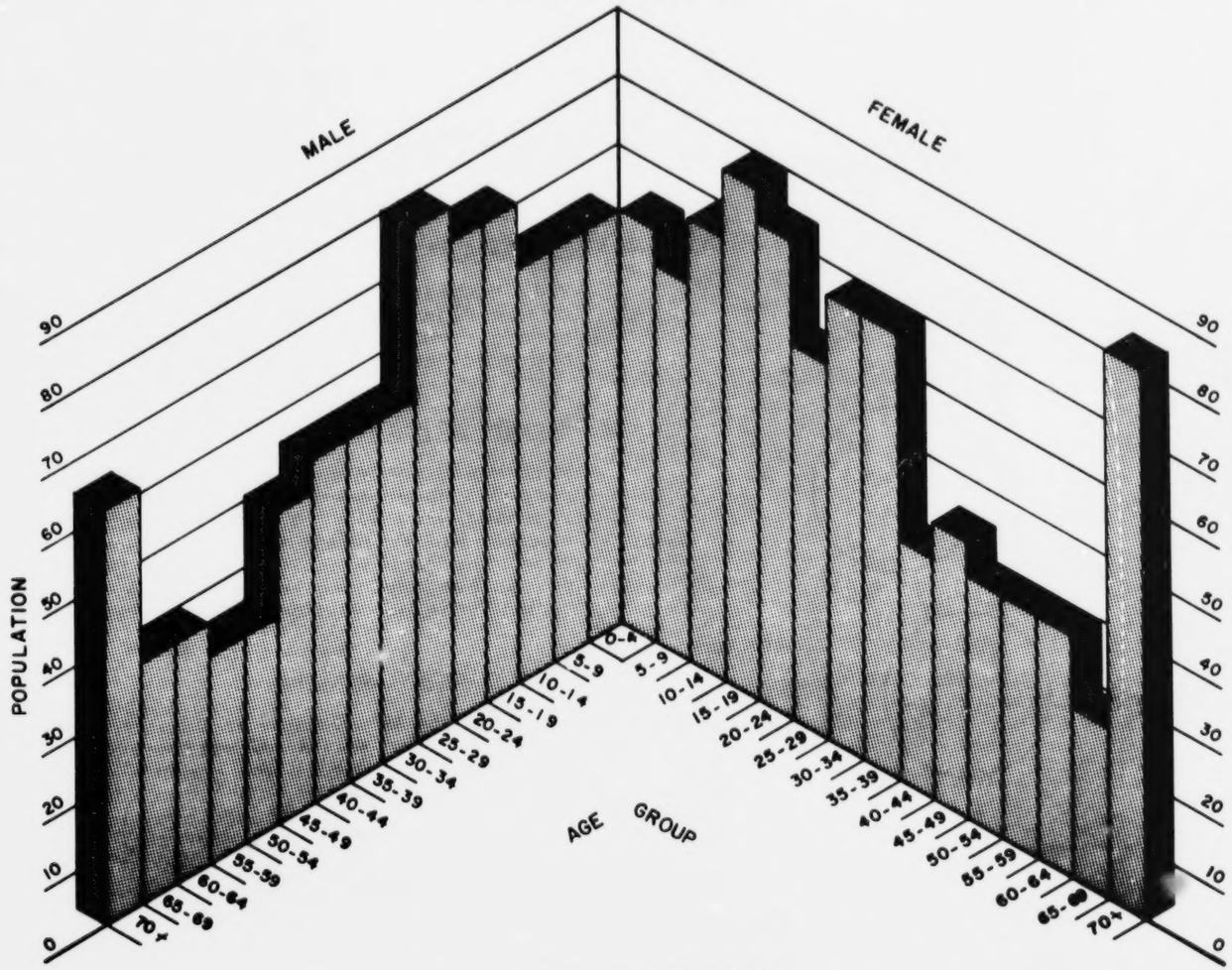
2.2 Background Information

This Municipal Plan for the Village of Salisbury is prepared under Sections 23-27 of the N. B. Community Planning Act 1972. The various surveys and technical studies are recorded in the document, "Salisbury Municipal Plan, The Background Study". It provides a written report on the economy, finance, resource, population, land use, transportation, and municipal services.

2.3 Population Projections

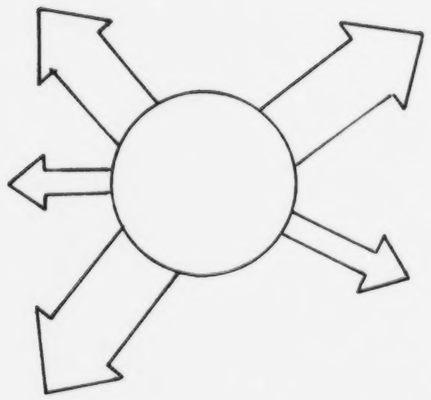
In 1976, the population of Salisbury was 1,410. It is estimated that Salisbury will grow at a rate of approximately 2.1% per year and reach a population of 1,950 by 1991 and 2,145 by 1996. The Municipal Plan is based on these population assumptions, but if some factor causes Salisbury to grow at a faster rate than is anticipated by this Plan, the Plan can accommodate the unsuspected increase. (See Figure 2.1)

1986 POPULATION STRUCTURE (PROJECTED)
VILLAGE OF SALISBURY



Source: Statistics Canada

SALISBURY MUNICIPAL PLAN

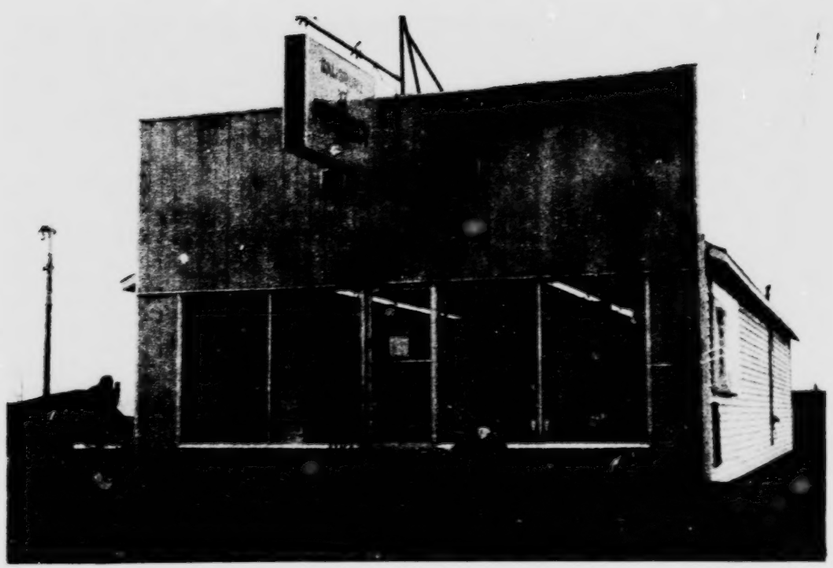


3.1 Introduction

The Village of Salisbury has been divided into the following land use areas to provide guidelines as to the future growth and expansion of the community.

Section No.	Area
3.2	Central District
3.3	Highway Commercial
3.4	R-1 Residential
3.5	R-2 Residential
3.6	Mobile Home Park
3.7	Institutional
3.8	Industrial
3.9	Environmental Protective Area
3.10	Resource Utilization

The general location of these areas are shown on the Land Use Plan Map



Wrights
SALE

3.2 Central District

3.2.1 Background

The Central District is intended to be a mixed land use area. This is done to respect the Village Centre type of atmosphere that exists at present as well as to maximize the flexibility in the use of the land.

3.2.2 Land Use Guidelines

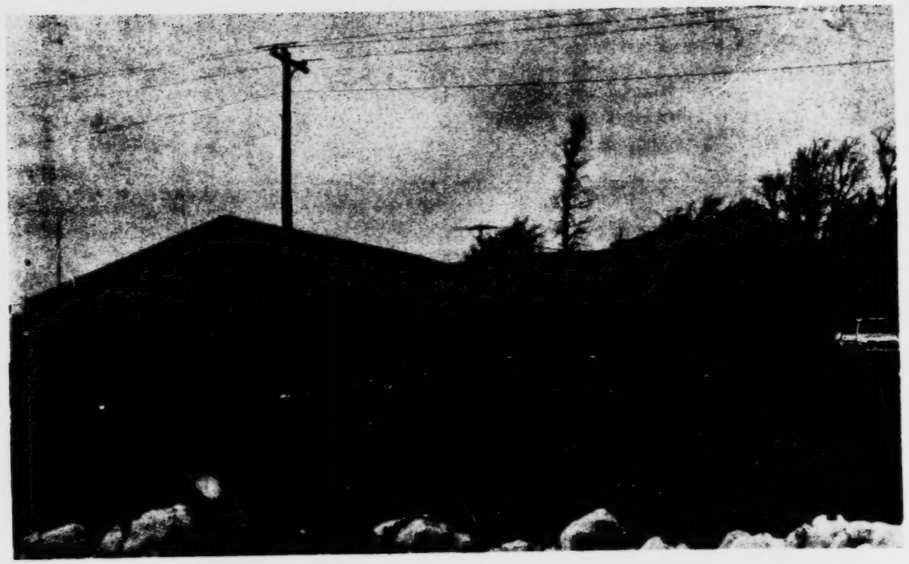
The following policies of Council will guide the development area shown as "Central District" on the Future Land Use Plan.

(a) Permitted Uses

Lands in the Central District are intended for three major types of activity:

(1) Commercial: hotel or motel, a museum or library, an office or office building, a restaurant, a bank or other financial institution, a retail store, a service station and an automobile salesroom or sales lot.

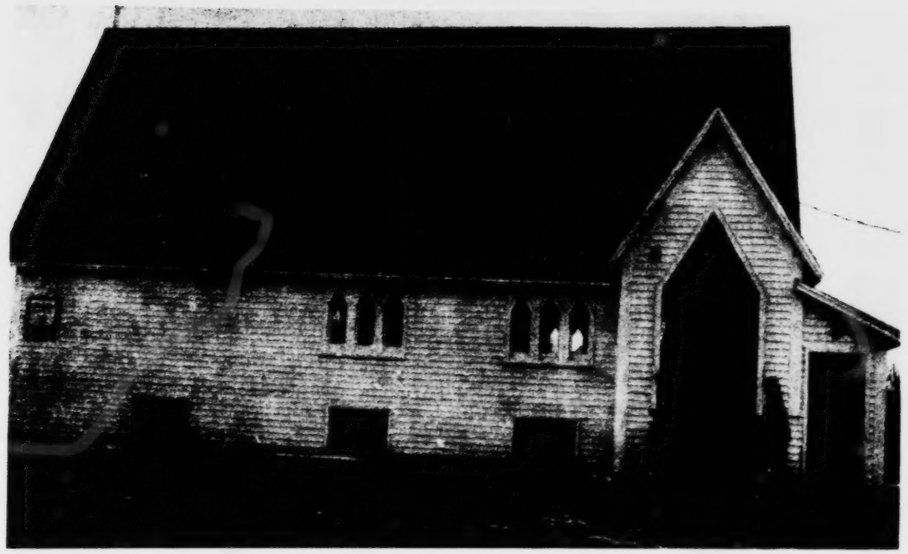
(2) Residential: a one family, two family or multiple dwelling and a park or playground.

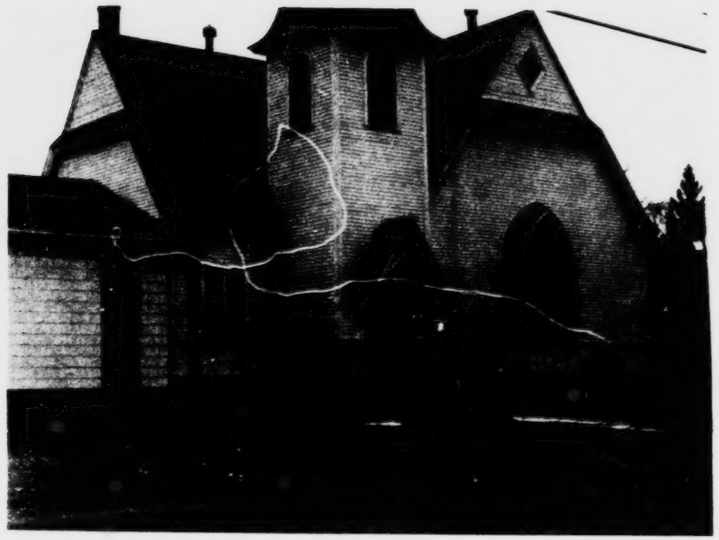


(3) Institutional: a community center, an educational building, a fraternal lodge, a hospital or health building or senior citizen housing, a governmental building, a religious or secular institution or a cemetery.

(b) Establishment of Central Commercial Area

New commercial or public uses which will strengthen the role of the central commercial area as the focus of commercial activity in the community, will be encouraged by Council.





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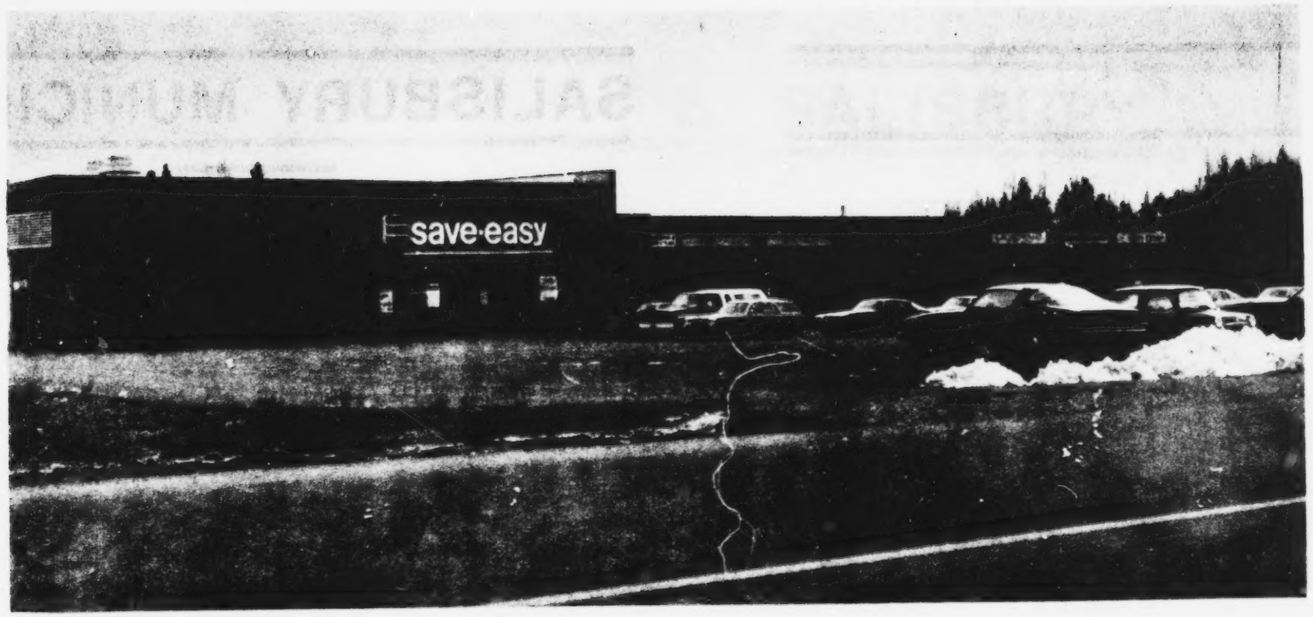
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3.3 Highway Commercial Area

3.3.1 Background

The Highway Commercial Area is intended to be an automobile oriented type of development. This should ensure that traffic oriented developments locate close to the main highway.

3.3.2 Land Use Guidelines

The following policies of Council will guide the development area shown as "Highway Commercial" on the Future Land Use Map.

(a) Permitted Uses

Lands in the Highway Commercial Area are intended for uses such as motels, garages, service stations, fast food outlets, shopping malls, and automotive retail establishments.

3.4 R-1 Residential Area

3.4.1 Background

The R-1 Residential Area is intended to be a single-family dwelling area. This lower density type of development can be accommodated by the existing adjacent sewage systems.

3.4.2 Land Use Guidelines

The following policies of Council will guide the development areas shown as "R-1 Residential" on the Future Land Use Map.

(a) Permitted Uses

Lands in the R-1 Residential Area are intended for single-family housing, playgrounds or public parks.

(b) Other uses in R-1 Residential Areas

Other uses such as churches and schools which are considered by Council as normally part of a residential area may be permitted subject to section 39 of the Community Planning Act.

(c) Servicing

Within this area all development will be on the municipal sewer system. This will create a more efficient use of land and will make facilities more

convenient. This should also eliminate any future potential problems related to pollution of groundwater.

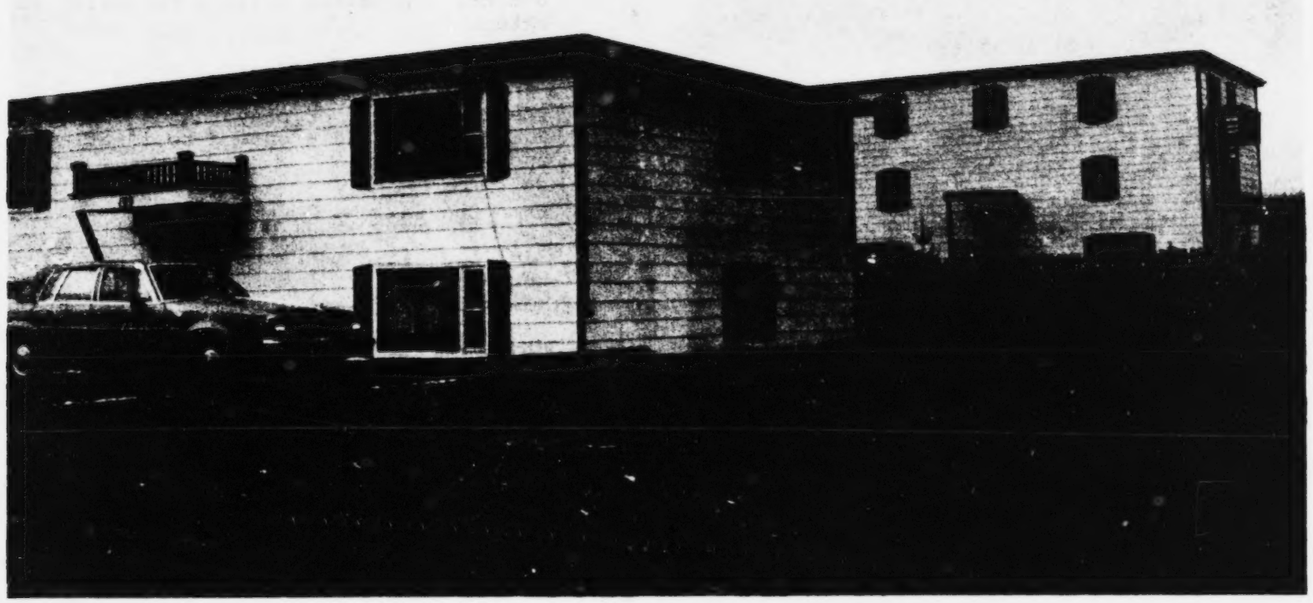
(d) Playgrounds in Residential Areas

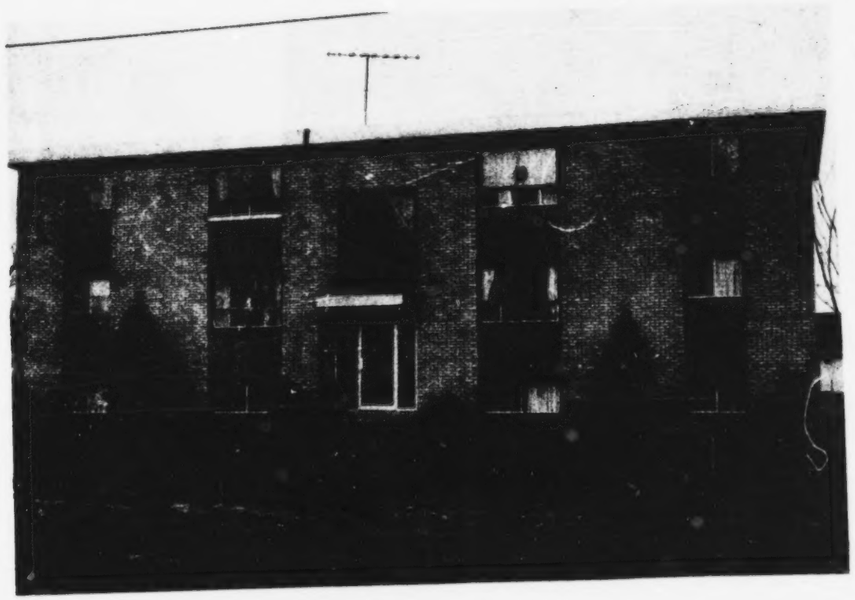
The development of playgrounds for small children in the existing and proposed residential areas will be encouraged.

(e) Home Occupations

Home occupations are permitted in residences. The home occupation is considered to be one which is clean, non-polluting, requires no special storage areas, does not generate large volumes of traffic and does not conflict with the residential character of the neighborhood.

Home occupations will be permitted subject to the terms and conditions set out in the Zoning By-law.





3.5 R-2 Residential Area

3.5.1 Background

The R-2 Residential Area is intended to be a higher density type of development. The proximity of the Central District and other related facilities make pedestrian access more attractive. The existing sewage system can accommodate that type of development.

3.5.2 Land Use Guidelines

The following policies of Council will guide the development areas shown as "R-2 Residential" on the Future Land Use Map.

(a) Permitted Uses

Lands in the R-2 Residential Area are intended for single-family, two-family and multiple family dwellings, and playgrounds or public parks.

(b) Other uses in R-2 Residential Area

Other uses such as churches and schools which are considered by Council as normally part of a residential area may be permitted subject to section 39 of the Community Planning Act.

(c) Servicing

Within this area all development will be on the municipal sewer system. This will create a more compact form of development which will be more efficient in the use of land and will make facilities more convenient.

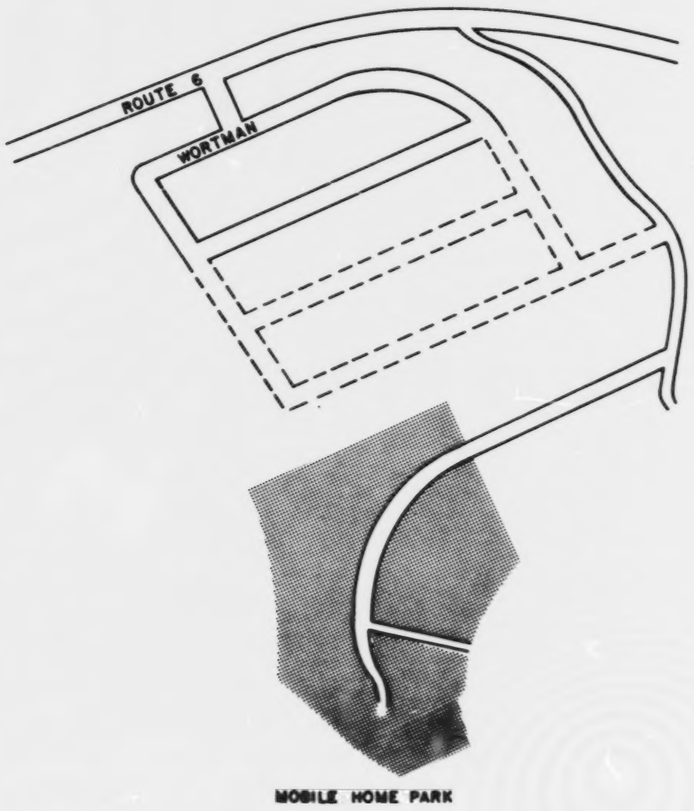
(d) Playgrounds in Residential Areas

The development of playgrounds for small children in the existing and proposed residential areas will be encouraged.

(e) Home Occupations

Home occupations are permitted in residences. The home occupation is considered to be one which is clean, non-polluting, requires no special storage areas, does not generate large volumes of traffic and does not conflict with the residential character of the neighborhood.

Home occupations will be permitted subject to the terms and conditions set out in the Zoning By-law.



MOBILE HOME PARK

3.6 Mobile Home Park

3.6.1 Background

The Mobile Home Park is to permit the use of mobile homes in the municipality. This zone is the only area permitting mobile homes development.

3.6.2 Land Use Guidelines

The following policies of Council will guide the development area shown as "Mobile Home Park" on the Future Land Use Map.

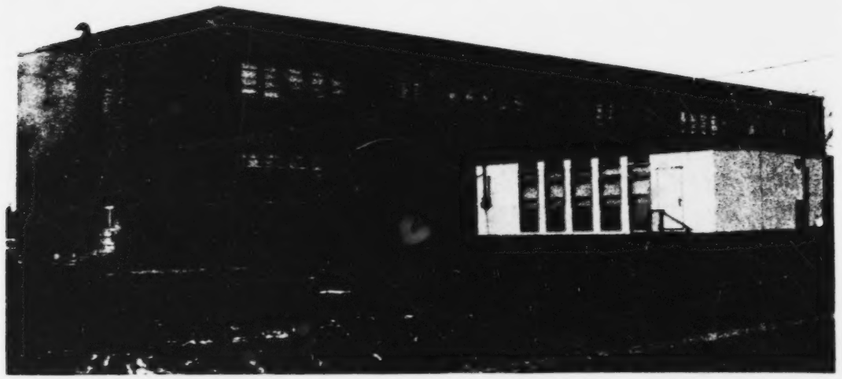
(a) Permitted Uses

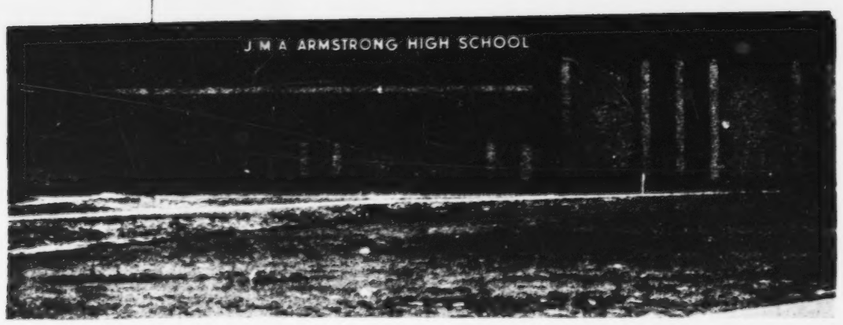
Lands in the Mobile Home Park are intended for uses such as a mobile home park or a mobile home site.

(b) Playgrounds in Mobile Home Park Area

The development of playgrounds for small children will be encouraged.

VILLAGE OF SAL URY
AMBULANCE
MUNICIPAL OFFICE





3.7 Institutional

3.7.1 Background

The Institutional Area is intended for community oriented types of development centered around the new J.M.A. Armstrong High School.

3.7.2 Land Use Guidelines

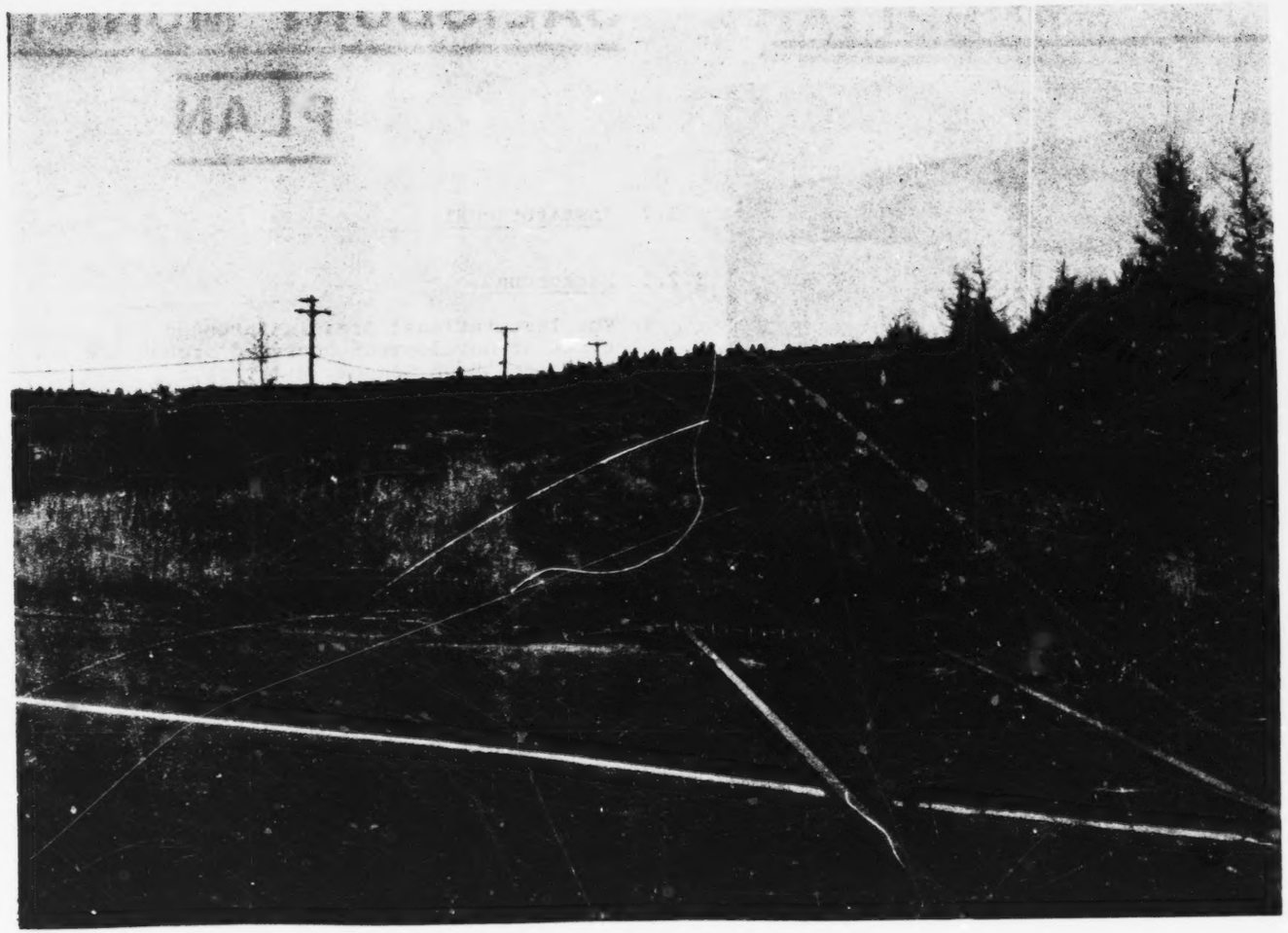
The following policies of Council will guide the development area shown as "Institutional" on the Future Land Use Map.

(a) Permitted Uses

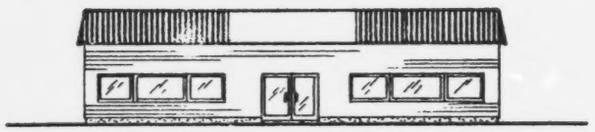
Lands in the Institutional Area are intended for such uses as an educational building, a public building, a governmental building and recreational facilities.

(b) New Recreational Facilities

New recreational facilities which, in the opinion of Council, would benefit both the community and school, should be located in the institutional area adjacent to the school.



3.8 Industrial



3.8.1 Background

In order to minimize the problems associated with industrial uses such as noise, dust and truck traffic, Council has decided to concentrate future industrial growth in the eastern part of community, adjacent to the existing railway line. This area was selected because of the proximity of the railway line (or future road) and is separated from the existing and proposed residential areas by a buffer zone.

3.8.2 Land Use Guidelines

The following policies of Council will guide the development area shown as "Industrial" on the Future Land Use Map.

(a) Permitted Uses

Lands in the Industrial Area are intended for such uses as an auto body shop, heavy truck garage or mechanical maintenance shop, oil storage tanks, scrap yard, and a warehouse or wholesaling establishment.

(b) Other Uses

A manufacturing or processing establishment is permitted only if approved by the Advisory Committee and only on compliance with such terms and conditions as may be imposed by this subsection.

3.9 Environmental Protective Area

3.9.1 Background

The rationale of this land use area stems from three major preoccupations: (1) protection of the natural drainage system in the municipality; (2) protection from flood prone areas; and (3) excessive slopes (15%). For these reasons (1) land located within 10 metres of the banks of the streams in Salisbury; (2) lands showing slopes in excess of 15%; and (3) lands located below the high flood line, are to be kept free of development.

3.9.2 Land Use Guidelines

The following policies of Council will guide the development areas shown as "Environmental Protective Area" on the Future Land Use Map.

(a) Permitted Uses

The lands are to be kept free of development, however, small scale recreation and agriculture (below the flood line) may be permitted.

SALISBURY MUNICIPAL PLAN

3.10 Resource Utilization

3.10.1 Background

This land use area is intended for land resource activity. We find agricultural and forestry oriented activities.

3.10.2 Land Use Guidelines

The following policies of Council will guide the development areas shown as "Resource Utilization" on the Future Land Use Map.

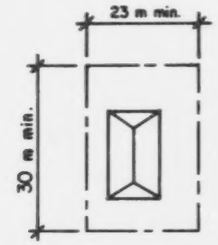
(a) Permitted Uses

Lands in the Resource Utilization Area are intended for such uses as an agricultural or forestry use and a recreational use.

(b) Other Uses

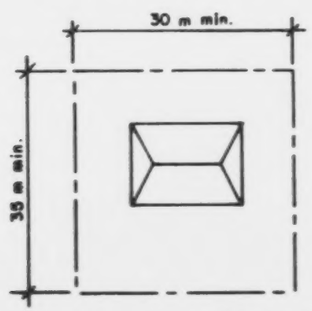
A single-family dwelling associated with an agricultural or forestry use on a site having an area of not less than 20,000 square metres may be permitted if approved by the Advisory Committee.

Single family dwelling subject to public sewer



Total area of at least 700 square m

Two family dwelling subject to public sewer



Total area of at least 900 square m

Minimum Lot Sizes

4.1 Purpose

The purpose of minimum lot sizes is to establish standards which will ensure that new structures will have the necessary area to protect its residents from encroachment, pollution and loss of privacy.

4.2 Single-family dwelling subject to the provision of a public sewage system

The minimum lot size will have:

(a) a width of at least 23 m;

(b) a depth of at least 30 m; and

(c) an area of at least 700 square m.

4.3 Two-family dwelling subject to the provision of a public sewage system

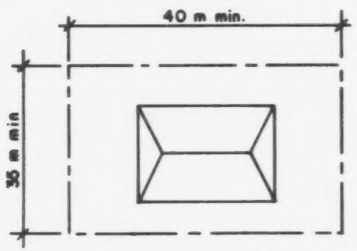
The minimum lot size will have:

(a) a width of at least 30 m;

(b) a depth of at least 35 m; and

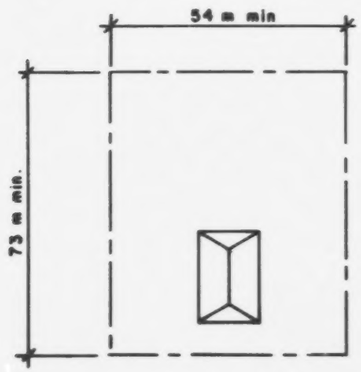
(c) an area of at least 1,100 square m.

Multiple family dwelling subject to public sewer
(6 units or less)



Total area of at least 1600 square m

Single family dwelling without public sewer



Total area of at least 4000 square m

4.4 Multiple-family dwelling subject to the provision of a public sewer system

The minimum lot size will have:

(a) a width of at least 40 m plus 4 m for each dwelling unit in excess of six;

(b) a depth of at least 35 m; and

(c) an area of at least 1,600 square m, plus 67.5 square m for each dwelling in excess of six.

4.5 Single-family dwelling without a public sewer system

The minimum lot size will have:

(a) a width of at least 54 m;

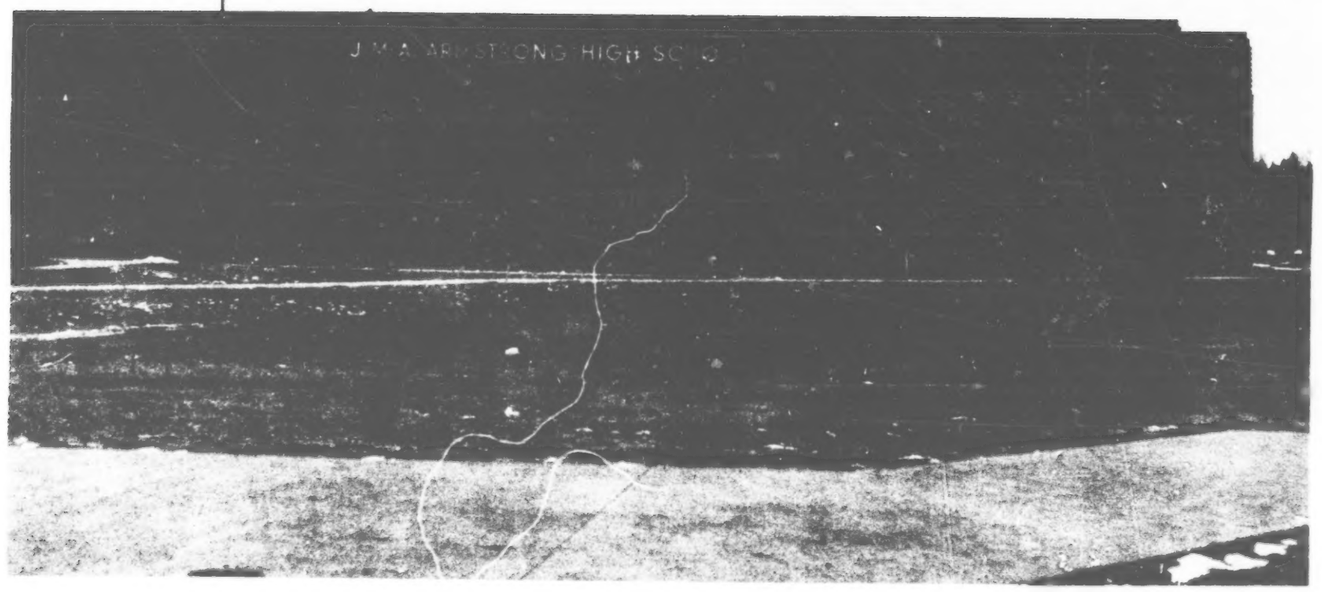
(b) a depth of at least 73 m;

(c) an area of at least 4,000 square m; and

(d) a 20 m street reservation to allow access to rear lot reserved within 500 to 800 m of any street intersection existing at the time of approval.

4.6 Two-family, Multiple-family and other uses without a public sewer system

The minimum lot size will be those as set out by the N. B. Regulation 66-43, a Regulation under the Health Act.


J M A ARMSTRONG HIGH SCHOOL

5.0 Community Services and Facilities

5.1 Background

The range of community services and facilities is dependent on the community's needs and its financial capabilities. The location of facilities should take into consideration the physical constraints and be of maximum access for the majority of citizens.

5.2 Educational Facilities

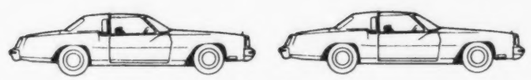
The possible use of school facilities is an important asset to any community. Not only do they provide such facilities as gymnasiums, playing fields and meeting halls, but there is also a pool of well trained and often community minded expertise amongst the staff.

5.2.1 Policy

Ensure that satisfactory relations exist between the municipality, the schools and the School Board in order that the community use of schools occur on a regular basis.

5.3 Ambulance Service

Salisbury has local ambulance service administered by the Saint John Ambulance. The members operate on a voluntary basis with the municipality owning the ambulance. This appears to be a satisfactory arrangement to all concerned.



POLICE SERVICE

5.3.1 Policy

Continue with the existing arrangement in providing ambulance service for the citizens of Salisbury.

5.4 Police Service

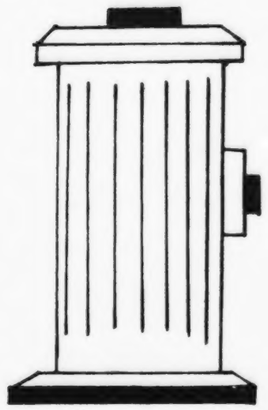
Police protection is provided through a contract with the R.C.M.P., operating out of the Petitcodiac detachment. The umbrella coverage offered by the R.C.M.P. has shown a marked improvement recently. For the time being, this arrangement seems to be satisfactory, taking into account the cost factor.

5.4.1 Policy

Continue the existing arrangement in providing police service to the citizens of Salisbury. Meanwhile, alternatives should be analysed and evaluated.

5.5 Emergency Measures Planning

The Province of New Brunswick now requires that a municipality prepare and test an emergency measures disaster plan in order that a municipality can be prepared to react in the event of a major catastrophe such as an oil-spill, a bus accident or a major fire or flood.



5.5.1 Policy

Take the steps necessary to prepare and maintain in an up-to-date fashion, an emergency measures plan as set out by the N. B. Department of Municipal Affairs.

5.6 Fire Protection

Salisbury has a well equipped and up-to-date volunteer Fire Department. The fire station is centrally located with respect to the developed portion of the community.

5.6.1 Policy

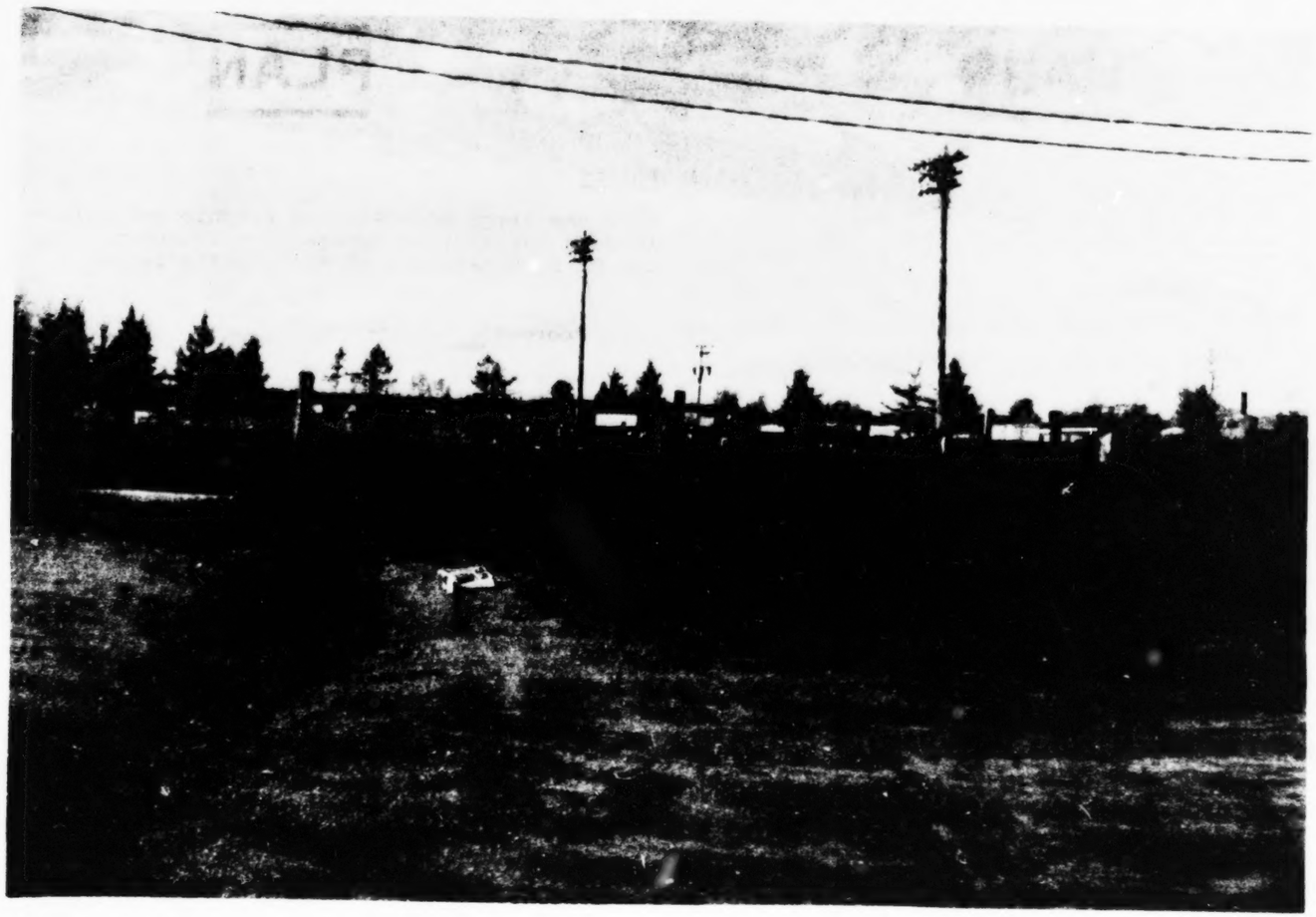
(a) Review the system of fire protection from time to time and upgrade it when required.

(b) Ensure that an adequate training program is provided for the volunteer fire fighters.

(c) Encourage the Fire Department to plan and undertake a fire prevention program.

(d) Continue the association of the Salisbury Fire Department with South-eastern Fire Fighter's Association.

(e) Limit the height of new buildings to such height above ground level that will permit rescue by the existing fire fighting apparatus.



(f) Ensure that a satisfactory working relationship between the other local fire departments is maintained.

5.7 Recreation

The recreation program is presently administered and managed by a Recreation Council. They receive their funds from Salisbury Council. The present arrangement seems to be working quite satisfactorily.

5.7.1 Policy

Maintain the present arrangement between the Recreation Council and Salisbury Municipal Council.

Look into the possibility of having a recreation master plan developed by the Recreation Branch of the N. B. Department of Youth, Recreation and Cultural Resources.

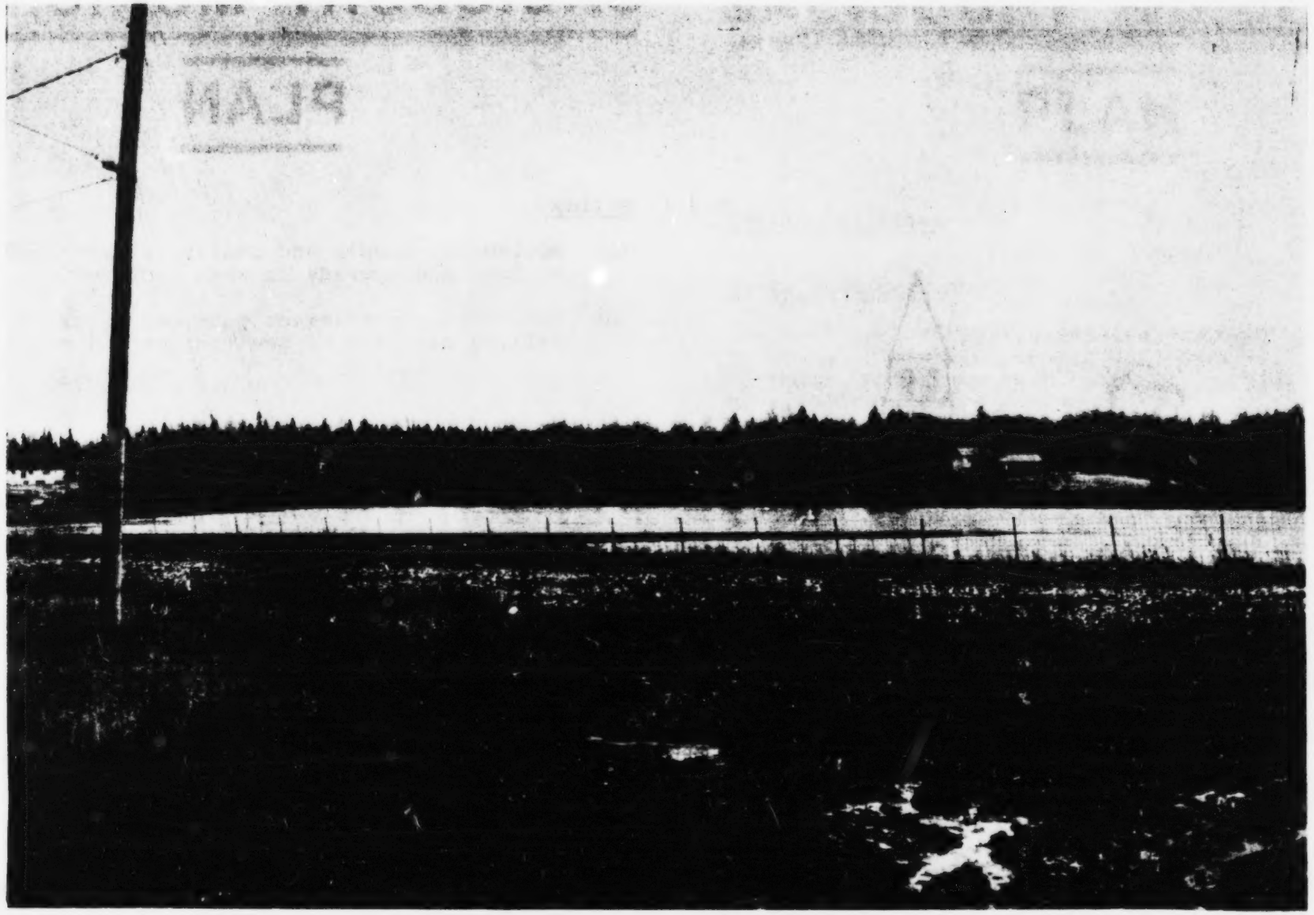
5.8 Parkland

Access to communal play areas is an asset of any residential district and it is felt that if new residential areas are to be developed, parks and playgrounds should be incorporated within the new development. Because there is a strong relationship between parkland, recreational open space and major facilities, the quantity of parkland must be considered in conjunction with planning for recreational, cultural and leisure services.

5.8.1 Policy

(a) Review the supply and quality of parkland from time to time and upgrade it when required.

(b) Ensure that sufficient parkland is provided within walking distance of new residential development.



6.0 Public Utilities

6.1 Sewer Services

The municipal sewer systems are designed to service the existing and future housing developments. The capacity of these systems is such that all new residential developments can be easily accommodated.

6.1.1 Policy

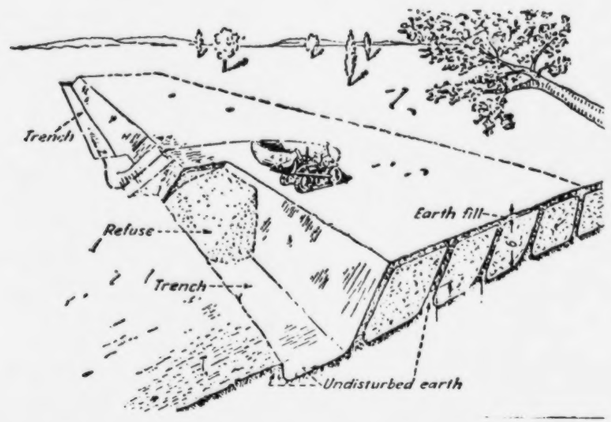
Residential development (except for single-family residential associated with an agricultural or forestry use in the resource area where lot sizes have a minimum of 20,000 square metres and approved by the Advisory Committee) shall be permitted only when municipal sanitary sewer is available or when the Council is satisfied as to their future availability to serve the proposed development.

6.2 Water

Domestic water is obtained through individual wells. With increased demand, pressure could be put on the groundwater supplies.

6.2.1 Policy

Monitor the water quality and quantity in the village from time to time.


Trench
Refuse
Trench
Earth fill
Undisturbed earth

6.3 Solid Wastes

The Village of Salisbury operates a sanitary landfill site located near the Trans-Canada exit towards Petitcodiac. This site is adequate for the foreseeable future.

6.3.1 Policy

Follow the guidelines for land disposal of solid waste (1974). (Available from the Department of Fisheries and Environment).

SALISBURY MUNICIPAL PLAN

7.0 Transportation

7.1 Road Transportation

Roads within the community are broken into three classifications.

7.1.1 Land Use Guidelines

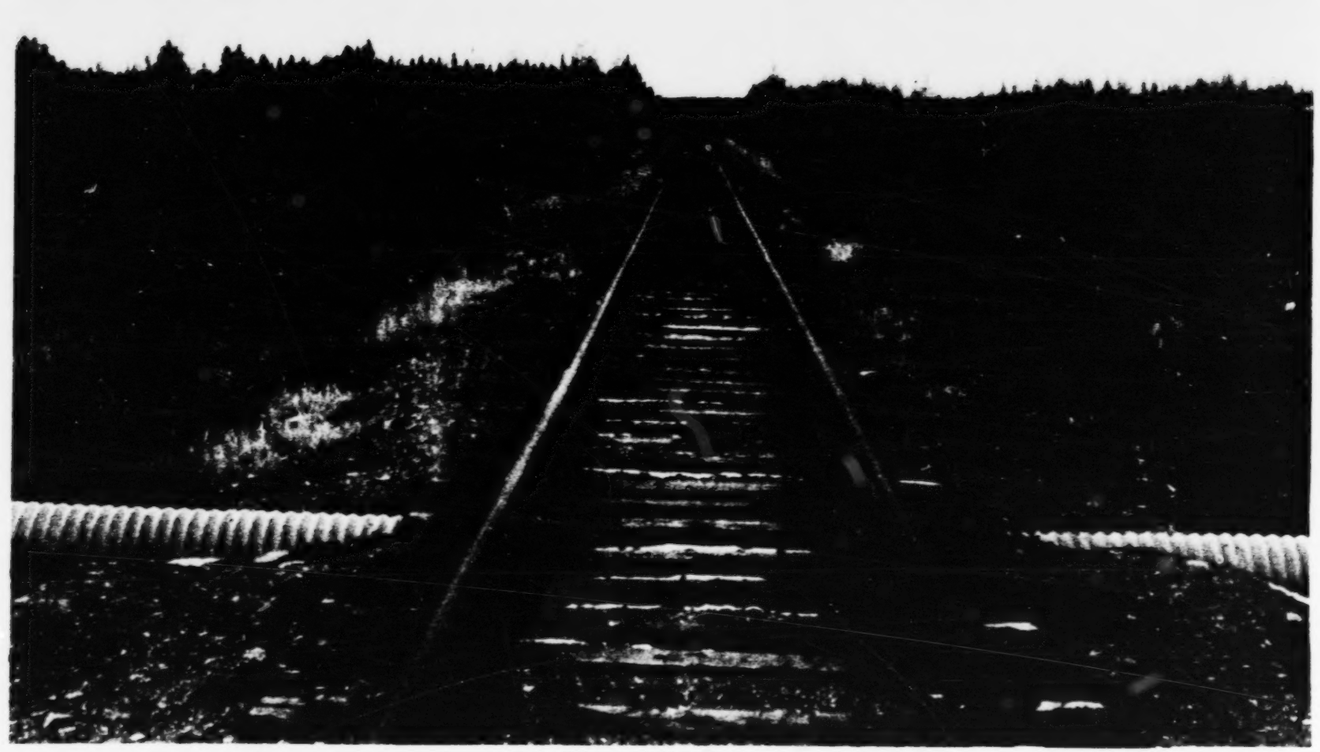
(a) Arterial streets are those carrying through traffic. They have a 20 m right-of-way and an 8 m travel portion.

(b) Collector streets provide for movement of moderate volumes of traffic from local to arterial streets. Municipal collectors should have a 20 m right-of-way and a 7.5 m travel portion.

(c) Local streets are for local traffic movements only and serve abutting properties with direct access. These streets should have a 20 m right-of-way and a 7.5 m travel portion.

7.1.2 Policy

Improve the existing street system to the maximum extent possible bearing in mind the financial capabilities of the municipality.



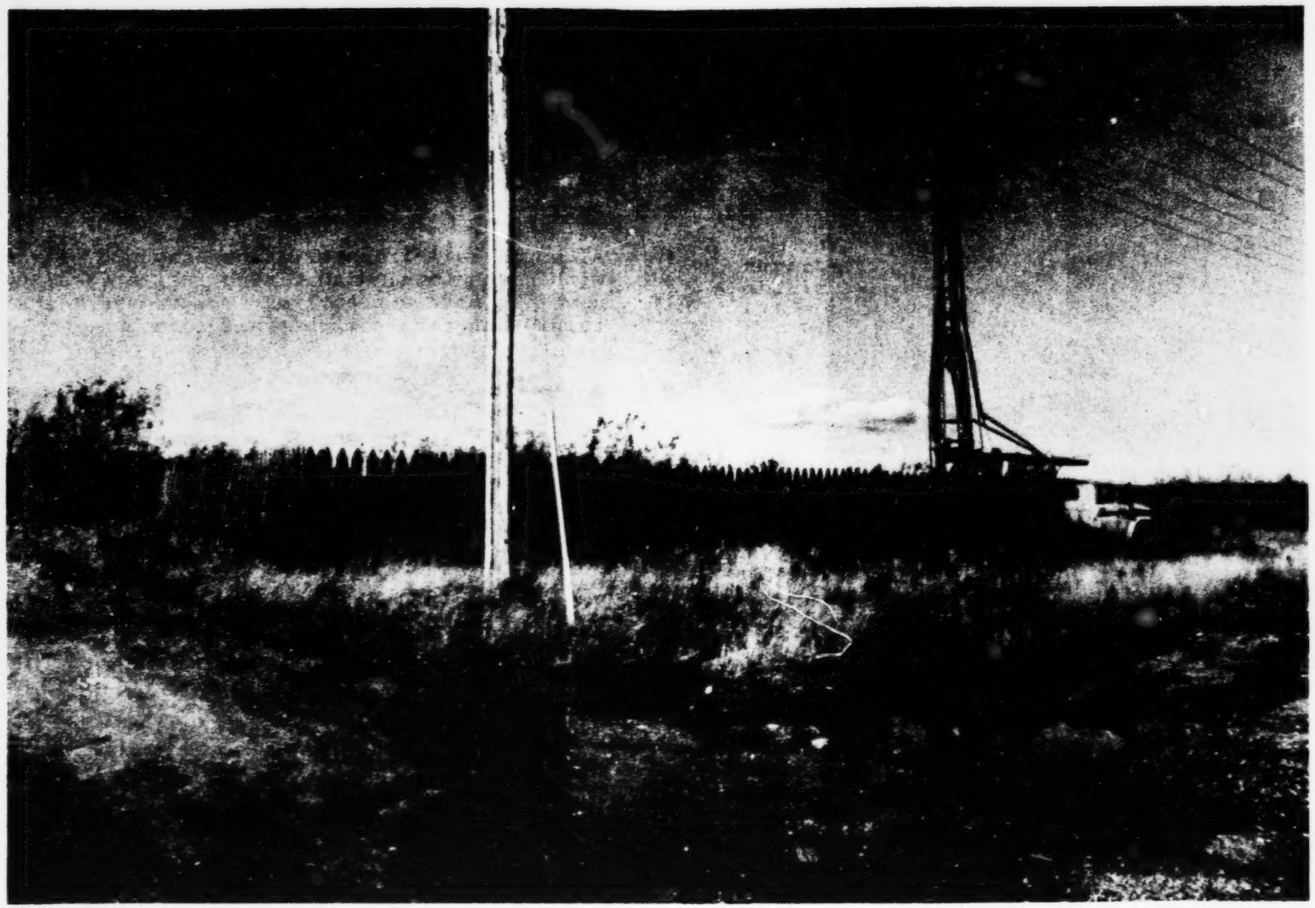
7.2 Rail

Although rail transportation does not play a major role within the town, with rising fuel prices, the use of rail is becoming more attractive. The industrial site would certainly benefit from the rail location.

7.2.1 Policy

(a) Every effort should be made to maintain some service for future industrial development.

(b) If the north-south railline is to be abandoned, the municipality should consider acquiring the right-of-way for future construction of an arterial street to service the industrial and neighboring residential areas.



8.0 Environmental Quality

The physical environment of Salisbury is extremely important in attracting new residents. This environment should be conserved and enhanced.

8.1 Water Quality

The protection of ground and surface water is of great importance for the maintenance of a safe and healthy environment in Salisbury. It is essential that no sanitary sewage be discharged in a manner that could jeopardize the drinking water supply.

8.1.1 Policy

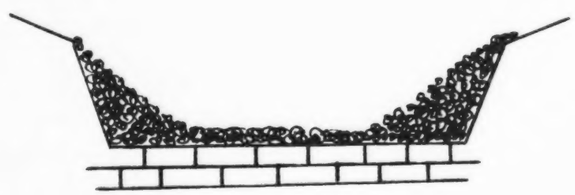
Ensure that the highest quality of water is maintained in Salisbury.

8.2 Air Quality

Although no sampling has been conducted in Salisbury, there is no reason to suspect that air quality in the village does not meet provincial standards under the Clean Environment Act.

8.2.1 Policy

Ensure that future industrial projects take appropriate action to maintain the highest air quality possible.



8.3 Sand, Gravel and Stone Excavation

The excavation and quarrying of sand, gravel and stone can leave hazardous slopes, water filled ponds and an unattractive landscape. In addition, the activity of removal is dirty and noisy.

8.3.1 Policy

Include in the zoning by-law a provision for the licensing and control of all sand, gravel and stone excavation quarries.

9.0 Implementation

9.1 Adoption of Municipal Plan

The Municipal Plan provides the policies and proposals for the orderly, social, economic and physical development of Salisbury. It is adopted as a by-law of the municipality and when adopted, sets out the principles for the zoning by-law. In addition, certain policies can only be implemented when the following by-laws are adopted or revised and administered.

(a) Building By-law

Council presently has a Building By-law. The intent of the by-law is to prescribe standards for building, locating or relocating, demolishing, altering, structurally altering, repairing or replacing of a building or structure.

(b) Subdivision By-law

Council presently has a Subdivision By-law. This by-law allows for the proper subdivision of raw land into land fit for the purpose for which it is intended. The Council shall update the Subdivision By-law in light of the policies and standards established in this plan.

(c) Zoning By-law

The municipality shall prepare and enact a Zoning By-law regulating the use of land, within the community, according to the policies set out in this plan.

All future amendments to the zoning by-law should be checked against the Future Land Use Plan and the text of this plan for the purpose of conformity.

Upon enactment of the zoning by-law, uses which do not conform to the zoning by-law designated uses shall continue as non-conforming uses. A non-conforming use discontinues if:

(1) such a use is discontinued for a consecutive period of four months.

(2) the building or structure has been damaged to the extent of at least half of the whole exclusive of the foundation, unless the planning advisory committee agrees that it should be rebuilt.

(d) Unsightly Premises By-law

The Village of Salisbury will adopt an unsightly premises by-law which allows the community to require a property owner to clean-up his property.

(e) Maintenance and Occupancy By-law

Because of the possibility of having large houses converted into apartments, etc., the Village of Salsibury shall adopt a maintenance and occupancy standards for residential properties by-law. This will assure that a minimum of space and health standards are applied.

9.2 Amendment of the Municipal Plan By-law

A Municipal Plan is not a static document, it is a flexible plan which can be altered in the light of changing circumstances. The plan is required to be reviewed every five years and any time within the five year period, amendments to the plan can be made.

Plan amendments become necessary when the application of a policy or standard in this plan is not in the best interest of the community as a whole. Amendments which are made to suit individual preference which are not in the best interests of the community make the plan a weak and ineffectual by-law.

SALISBURY MUNICIPAL PLAN

10.0 Capital Budget Program

Section 33 of the Community Planning Act indicates the plan must contain a five-year budgeting program detailing the financing of any projects involving significant capital expenditures.

This plan identifies the following capital works projects:

. storm drainage system
. street reconstructions

The funding estimates are included in the Background document. They offer "ball park" figures which estimate how far the municipality can go with "X" amount of dollars.